

Chapter 4

Various Site Configurations

- Site 1 Lot configuration at time of existing Permit drawings**
- Site 2 Mandatory Referral Site w/ Grant Ave., w/o additional parkland**
- Site 3 Mandatory Referral Site w/ Grant Ave., w/ additional parkland**
- Site 4 Proposed Site w/ portion of Grant Ave, w/ additional parkland**
- Site 5 Current Site controlled by City w/portion of Grant Ave, w/o additional parkland**

The various site outlines were compiled from miscellaneous surveys, drawings, deed information, and reports. Further verification of property line locations are needed in relationship to the existing buildings. There were small discrepancies between various drawings and information gathered. An exact dimension of existing building to the property line at the area of the gym locations is needed to verify distances of buildings to property lines and utilities as the project develops further. Site 4 is the basis for the schemes developed.

All the sites 1-5 show what we referred to as Gym “A” (see Chapter 7) that was the proposed gym as drawn on the existing construction documents along with the below grade parking structure to be located below that Gym “A” configuration. The existing construction drawings represented by Site 1 show the outline of the gym as it was originally drawn on the construction documents and what appears to be close to the same dimensions as noted in the Mandatory Referral. For comparison, the other sites 2-5 had this same information drawn on them to show the context of the different site configuration to the same Gym “A” information

Issue---

The mandatory referral site (Site 3) is now different from the proposed Site 4. This was due to a different configuration anticipated in 2002 to the Grant Ave closing; only half of Grant Ave. was recently closed and deeded to the overall property of the Community Center. A portion of Grant Ave. was deeded to MNCPPC; the Board of Education fronts on the remaining portion of Grant Ave. It is now less than 30’ wide and therefore does not meet the zoning definition of a street.

Also, the area of the proposed Site 4 on Grant Ave nearest the building, the area of the property that forms a “point “ facing west is now much closer to any gym location proposed in this area. The ability to re-work the utilities in this area and to provide road circulation around the gym at this location is effected.

Comments---

Even though a portion of Grant Ave was not closed and deeded to the city for this site, the city still controls the portion of Grant Ave that was not closed. There will be a need to resolve these issues as the project develops further, but the City felt that these property line issues, at the “point”, were not insurmountable and would be resolved as the project moves forward. There are easements to work out with the various utilities that are in this area of Grant Ave. no matter which scheme is developed further.

GYMNASIUM
FEASIBILITY STUDY
TAKOMA PARK
COMMUNITY CENTER

11/01/06

NOTES:

1. GRADES, PROPERTY LINE AND OTHER SITE INFORMATION APPROX. NEED SURVEY TO VERIFY.
2. DWG BASED ON DWG. C-3 (MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE ABELL ASSOCIATES LTD. PROPERTY LINE SHOWN ON DWG. C-3 CONFLICTS WITH LOCATION OF GYM AS SHOWN IN THE L. ABELL MASTER PERMIT SUBMISSION SET.

AREA SQ. FT.:

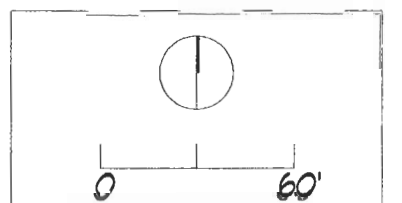
1. PUBLIC SAFETY PLAZA
LEVEL 1: 16,000 SQ. FT.
2. COMMUNITY PLAZA
LEVEL 2: 30,000 SQ. FT.
(7,500 SQ. FT. LIBRARY)
3. CITY ADMINISTRATION
LEVEL 3: 10,500 SQ. FT.
4. SITE 1
162,210 SQ. FT. FROM DEED INFORMATION



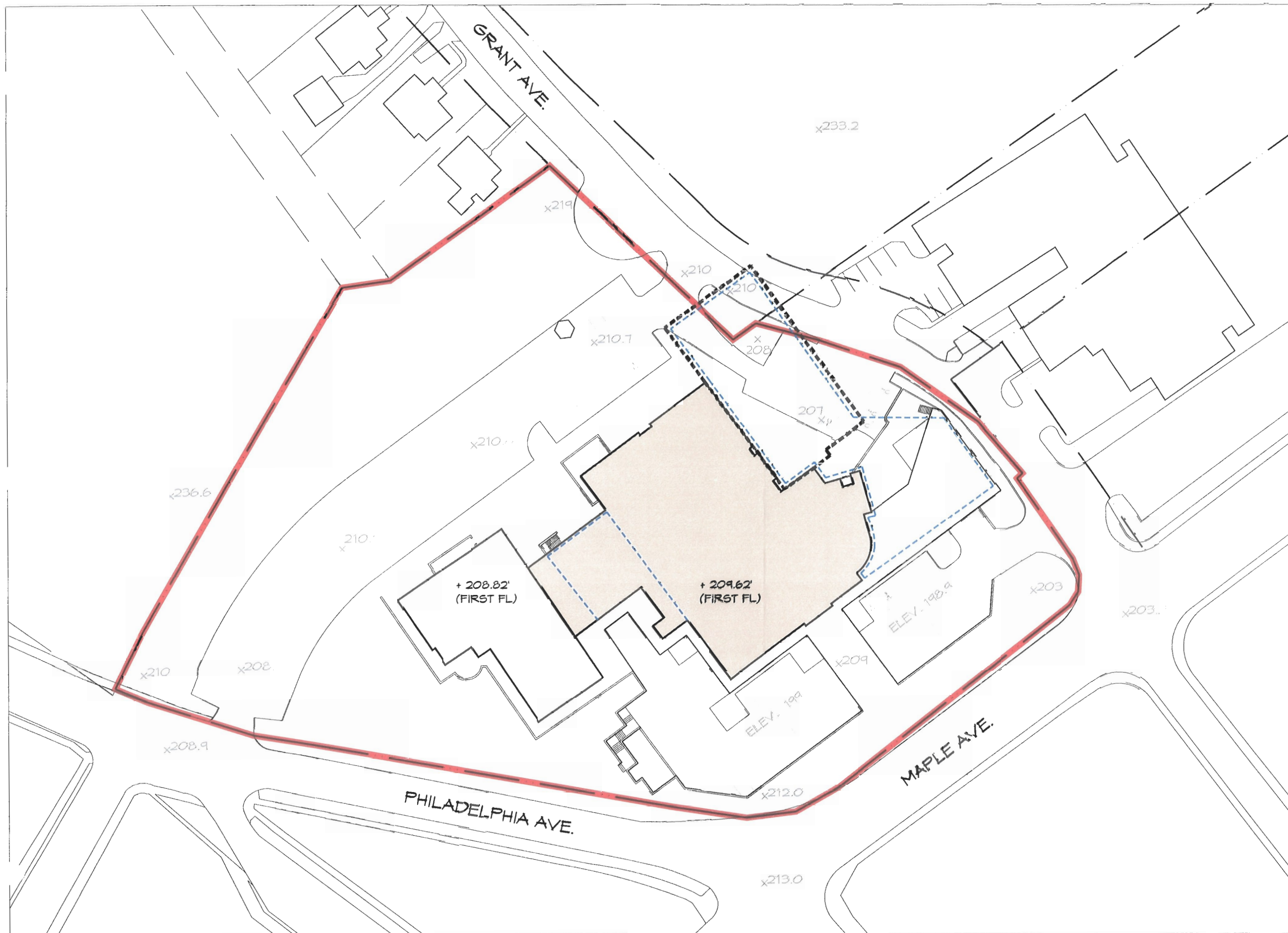
FOOTPRINT OF PROPOSED GYM FROM LAWRENCE ABELL ASSOC.



FOOTPRINT OF PROPOSED UNDERGROUND AREA FROM LAWRENCE ABELL ASSOC.



SITE 1



GYMNASIUM
FEASIBILITY STUDY
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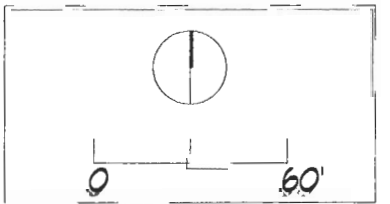
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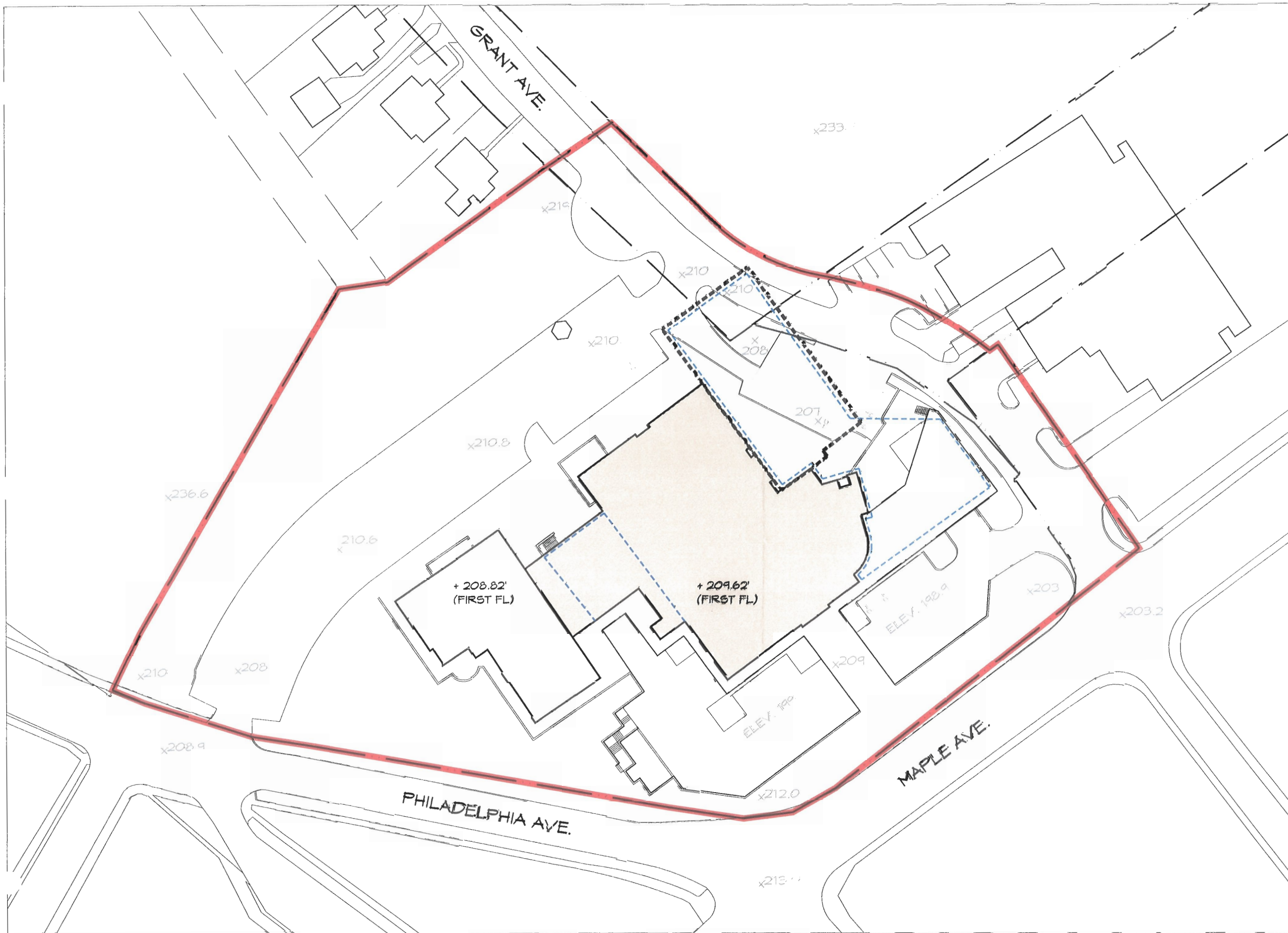
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FOOTPRINT OF PROPOSED
GYM FROM LAWRENCE ABELL
ASSOC.

FOOTPRINT OF PROPOSED
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SITE 2



GYMNASIUM
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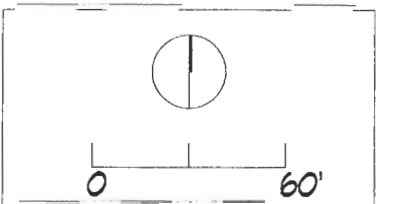
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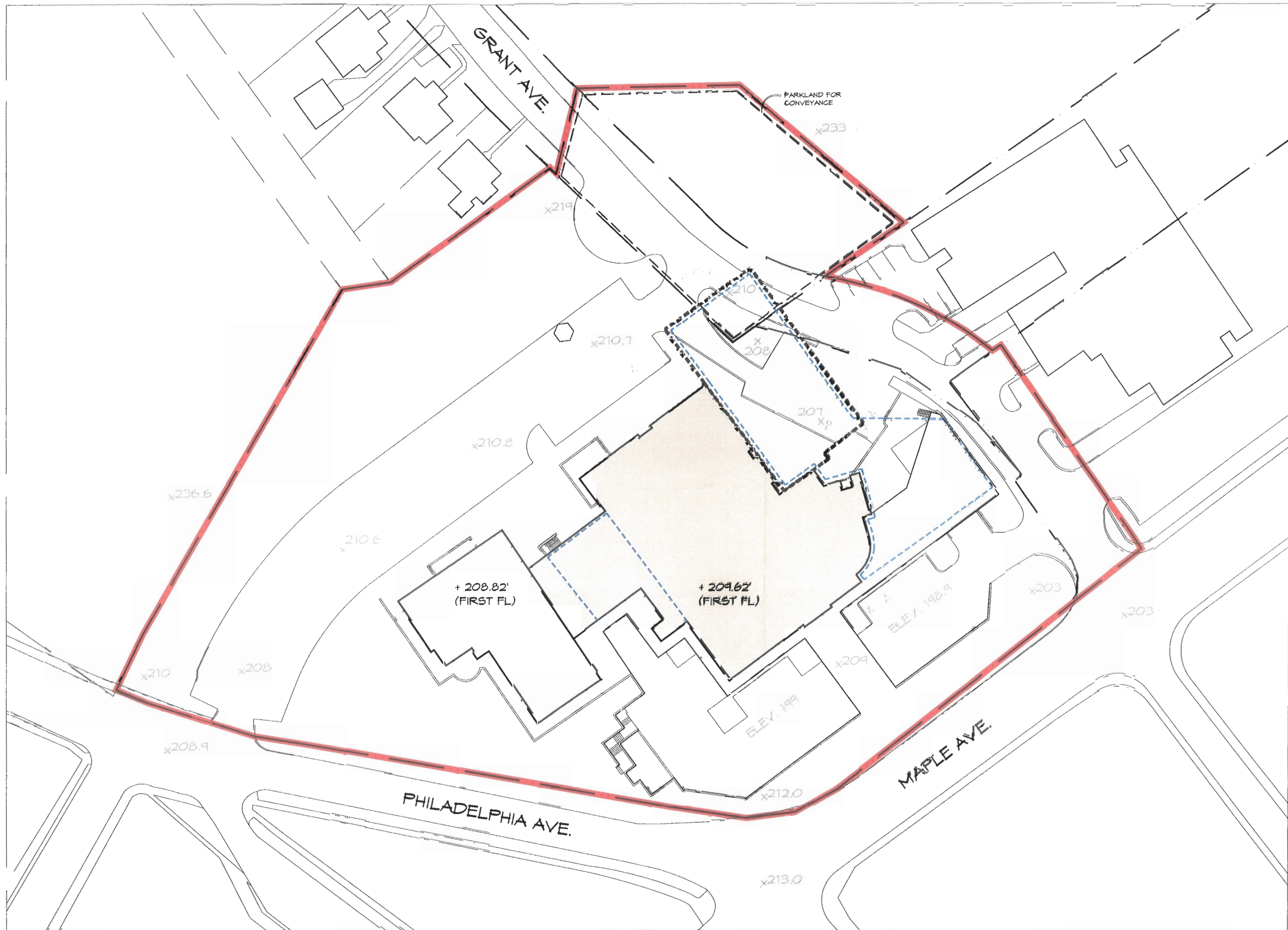
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SITE 3



11/01/06

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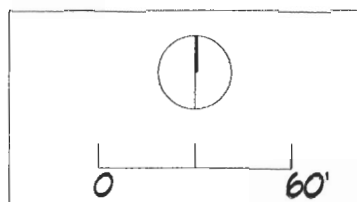
2. COMMUNITY PLAZA
LEVEL 2: 30,000 SQ. FT.
(7,500 SQ. FT. LIBRARY)

3. CITY ADMINISTRATION
LEVEL 3 : 10,500 SQ. FT.

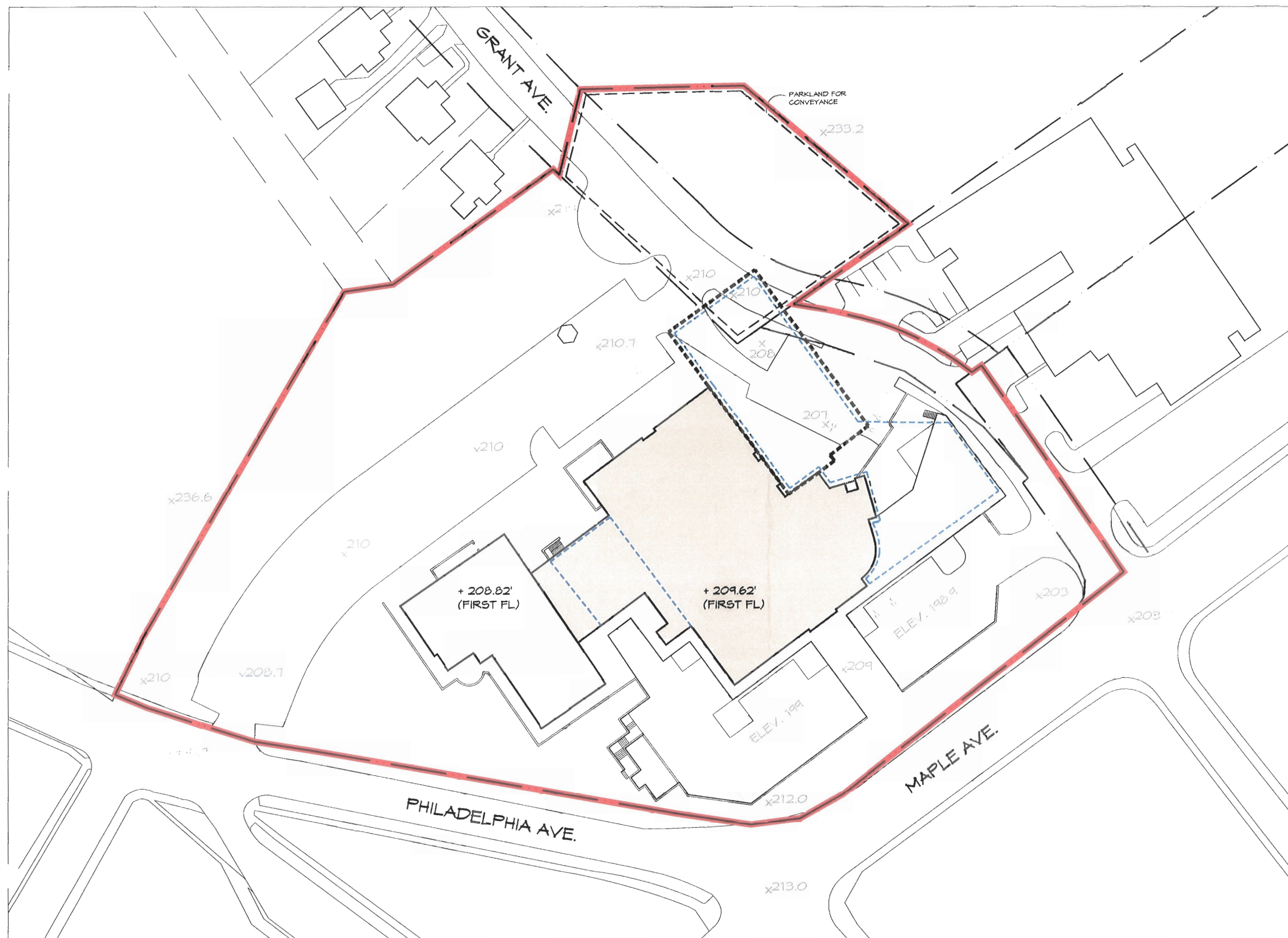
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FOOTPRINT OF PROPOSED
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SITE 4




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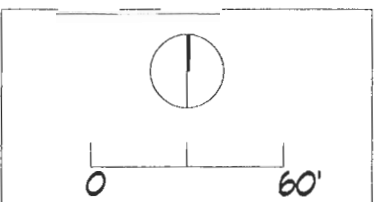
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SITE 5

